



## Proposed New Telecommunications Installation

53294 Yale Road, Rosedale  
File No. TOWB031

September 27, 2024

Fraser Valley Regional District  
1-45950 Cheam Avenue  
Chilliwack, BC V2P 1N6



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## Introduction

SLI Towers Inc. is proposing a new wireless telecommunications facility at 53294 Yale Road in Popkum within the Fraser Valley Regional District. Our current application has all carriers in mind and has the ability for co-location for all carriers and wireless internet providers (including Bell, Rogers, Telus and Freedom Mobile).

Our proposed location was selected as there is a great need for coverage in the area, and SLI Towers wanted to ensure the placement of our tower was setback from nearby residents while continuing to service them. SLI Towers believes the proposed telecommunications installation provides the best setbacks from existing residents while optimizing the ability to provide them with the enhanced coverage and network capacity for all major wireless network providers necessary to provide these vital services.

The subject property is designated Agricultural land and the proposed tower will be within a compound area of 15m x 15m located in the very northeast corner of the property. The view of the tower base will be greatly mitigated by a 2.4m high board fence surrounding the compound.



Figure 1: Proposed 60m Self-Support Tower location (shown by the green star)

## Design

The proposed tower is a 60m self-support style installation, engineered to accommodate initial and future loading for national wireless carriers, as well as additional fixed wireless equipment as required (as illustrated in the photo simulations in Exhibit “A”). The installation will be within a compound area of 15m x 15m located on the northeast corner of the subject property.

## Zoning

The proposed tower is located in a Rural 3 Zone (R3) as shown in Figure 2. Based on the government of British Columbia’s Conservation Lands mapping, the proposed site is located well outside of any regulated areas and therefore outside of the Cheam Wetlands Development Permit Area, as well as the Rock Avalanche Development Permit Area.

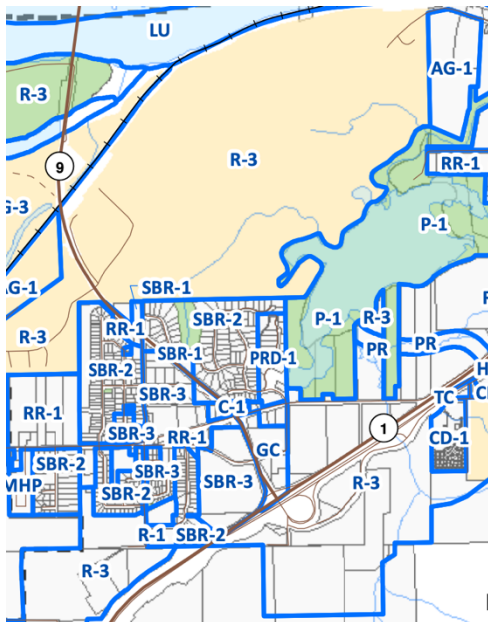


Figure 2: FVRD Zoning Map 17 Schedule D  
Zoning Bylaw No. 1638, 2021

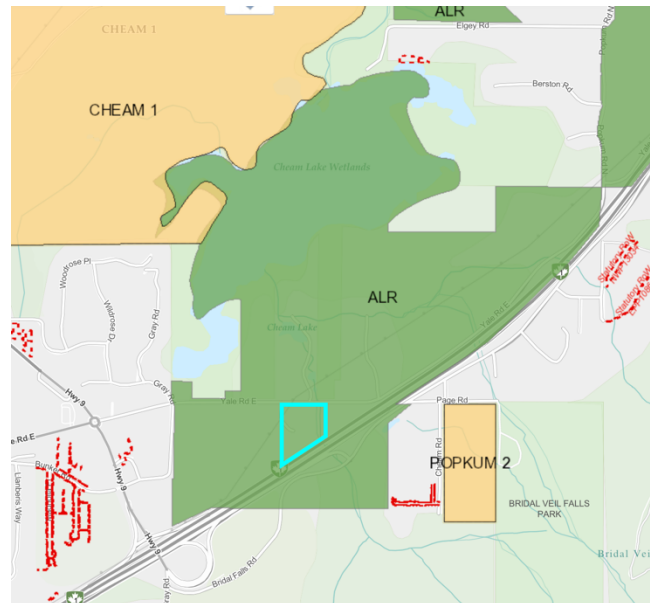


Figure 3: BC Interactive Parcel Maps

The subject property is also located within regulated Agricultural Land Reserve (ALR) lands as shown in Figure 3 above. The Agricultural Land Commission has confirmed that telecommunications towers and/or any associated access road may proceed without needing to notify the ALC outside of any subdivision or other property and infrastructure changes. The proposed installation is also not within 30m of the watercourse on the subject property and therefore will not induce the need for a permit under Schedule 7 - Riparian Area Regulation Development Permit of the OCP.

## Coverage Objective

The proposed installation is designed to improve wireless service in the area of Popkum and Bridal Falls, and along Highway 1. The tower is required to address continually increasing demand for wireless voice and data services as high-quality data and voice services have become essential to local residents. A switch from land lines to mobile devices also means that mobile networks are the primary means of accessing 911 and emergency services, for which reliable wireless coverage is vital. This coverage solution will address the poor cellular service issues directly and positively impact connectivity in the area.

## Site Selection & Land Use Considerations

SLI Towers Inc. has selected the subject property as it is ideally situated within the required range of coverage in Popkum, while maximizing the setbacks from more sensitive uses nearby. The proposed tower location maintains approximately a setback of 540m (nine times the height of the tower) from the nearest residential zoned property as shown in Figure 4 below. As per ISED's Radio-Telecommunications Antennae protocol, the prescribed notification distance of a tower is three times the tower height, which in the case of our proposal would be 180m. Therefore, the tower would not only meet but exceed the prescribed notification radius from the nearest residential dwelling.

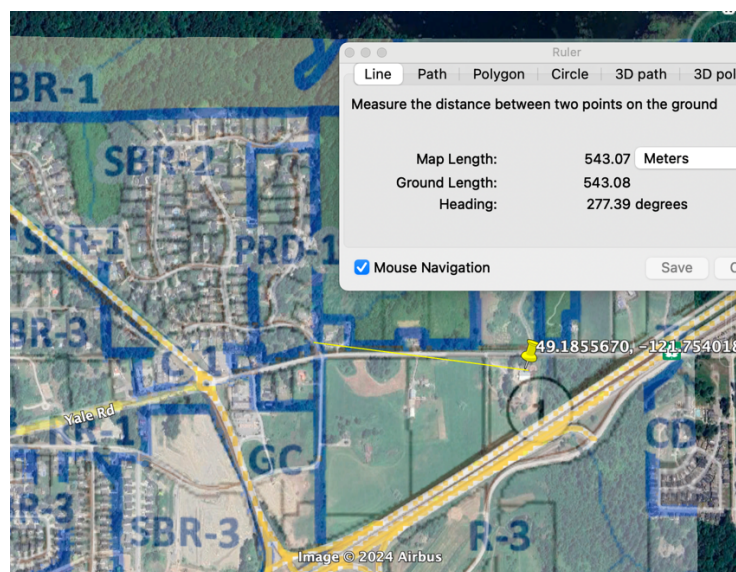


Figure 4: Distance of tower from nearest residential zoned (PRD-1) property.

The Elecotral Area of Popkum and Bridal Falls is home to the Cheam and Popkum First Nations. The proposed tower is located just over 500 m from Popkum 2 First Nations Reserve, and approximately 1.6km from Cheam 1 First Nations Reserve, as in Figure 4 above. As such, Council may prefer to contact these Settlements with respect to the application.

This location was also selected due to the presence of a hydro corridor along the northwestern corner of the subject property, as in Figures 5 and 6 below, which may be faintly seen as well in Exhibit "B". The proposed telecommunications installation will be at a much lower height than that of the existing hydro-electric towers and will be situated in line with the hydro corridor in order to further camouflage with the existing utilities.

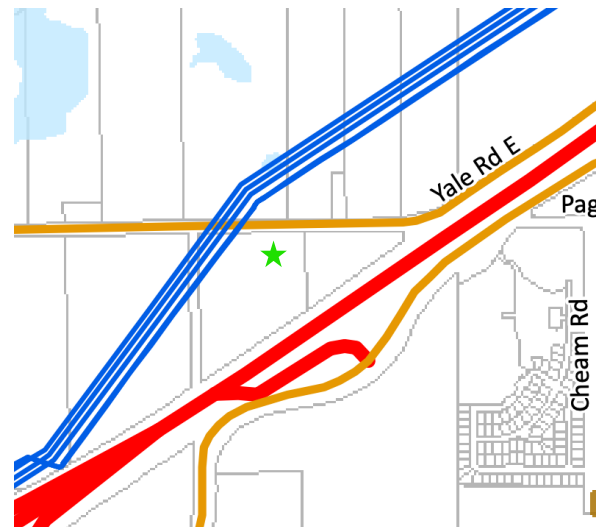


Figure 5: FVRD Bylaw No. 1501, 2018, Map 4 – Utility and Transportation Network



Figure 6: On-site visit photograph of hydro corridor.

## Screening Measures & Design

The proposed tower will be located on the northeast side of the subject property and will occupy unused space. The proposed installation is illustrated in the conceptual sketch in Exhibit “B” of this report. Further, the compound will be completely surrounded by a 6ft fence in order to prevent public access. The self-support style tower was chosen in order to support multiple carriers at a height necessary to improve coverage in the area, while greatly minimizing the visual impact.

## Setbacks from Existing Antenna Sites & Co-location Opportunities

The configuration of modern wireless networks requires close proximity between cellular towers and base stations to ensure sufficient coverage and network capacity. When seeking to enhance coverage in Popkum and Bridal Falls, SLI Towers has contacted the municipality to inquire regarding any new tower applications or approvals, as well as reviewed existing towers for co-location opportunities, and have determined that there are no viable co-location options.

The nearest existing tower to the proposal location is a Rogers tower (red pin) approximately 1.7 km southwest from the proposed installation. The next closest existing tower is a small Bell monopole (yellow pin) approximately 3.7km west along Yale Road. These facilities are not close enough to the target area along Highway 1 nor tall enough as is necessary to provide the coverage speeds residents have come to trust and expect, nor for any co-location opportunities.

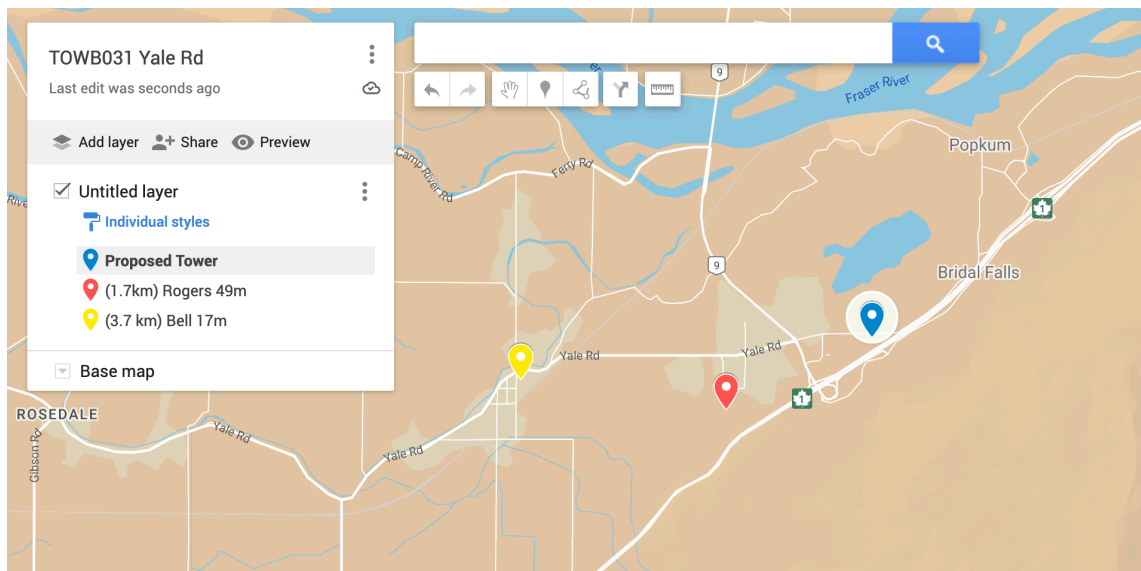


Figure 4: Existing Cellular Facilities in the vicinity of the Subject Property



### **Control of Public Access**

Equipment to support the tower will be located within the tower compound with no public access. All service provider equipment cabinets will be monitored for unauthorized access and be further protected with lights / motion detectors.

### **Health Canada Safety Code 6 Compliance**

Health Canada's role is to protect the health of Canadians, so it is the Department's responsibility to research and investigate any possible health effects associated with exposure to electromagnetic energy, such as that coming from cell phones and base stations. Health Canada has developed guidelines for safe human exposure to RF energy, which are commonly known as Safety Code 6. ISED Canada requires all proponents and operators to ensure that their installations and apparatus comply with Safety Code 6 at all times.

SLI Towers Inc. attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier collocations and nearby installations within the local radio environment. For more information on Safety Code 6, please visit the following Health Canada site at: [www.healthcanada.gc.ca/radiation](http://www.healthcanada.gc.ca/radiation).

### **Canadian Environmental Assessment Act**

SLI Towers Inc. attests that the radio antenna system as proposed for this site will comply with the Canadian Environmental Assessment Act, as the facility is exempt from review. The Federal government revised the Canadian Environmental Assessment Act in July 2012. Only radiocommunication antenna and supporting structures that are part of or incidental to projects that are designated by the Regulations.

Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment are subject to the CEAA, 2012. The proposed location creates no impact on area environmental features.

### **Transport Canada's Aeronautical Obstruction Marking Requirements**

SLI Towers Inc. attests that the radio antenna system described in this justification report will comply with Transport Canada / NAV CANADA aeronautical safety requirements. When Transport Canada / NAV Canada have determined if any aeronautical safety features are required for the installation, such information will be provided to Puslinch.

For additional detailed information, please consult Transport Canada at:  
<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

### **Engineering Practices**

SLI Towers Inc. attests that the radio antenna system as proposed for this site will be constructed in compliance with the applicable CSA codes (S37-18), or any applicable successor code) and comply with good engineering practices including structural adequacy.



## Contact Information

SLI Towers Inc, can be contacted via the following methods:

146 Thirtieth Street, Suite 100

Etobicoke, ON M8W 3C4

(437) 425-3982

municipal@slitowers.ca

## Municipal Consultation Process

SLI Towers Inc. builds and operates shared wireless telecommunications infrastructure designed to ensure that service providers can address their customers' needs in the most efficient manner. In Canada, wireless communications facilities are a federal undertaking, and consequently SLI Towers is required by ISED Canada to consult with land-use authorities in siting telecommunication infrastructure locations.

The consultation process established under ISED Canada's authority is intended to allow the local land-use authorities the opportunity to address land-use concerns while respecting the Federal government's exclusive jurisdiction over the siting and operation of wireless and data systems.

SLI Towers Inc. welcomes comments from the municipality and its agencies to address any expressed comments that are deemed relevant by Industry Canada's CPC-2-0-03 Issue 6.

## ISED Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through ISED Canada. SLI Towers Inc is participating in this consultation in accordance with ISED Canada's guidelines CPC-2-0-03 Issue 6.

For more information on ISED Canada's consultation guidelines including CPC-2-0-03 contact <http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html> or the local ISED Canada office:

ISED – Lower Mainland District Office / Bureau de district du Bas-Fraser

13401 – 108 Avenue, Suite 1700

Surrey BC V3T 5V6

Telephone: 1-800-667-3780 or 604-586-2521

Fax: 604-586-2528

Email: [spectrumsurrey-surreyspectre@ised-isde.gc.ca](mailto:spectrumsurrey-surreyspectre@ised-isde.gc.ca)

General information relating to antenna systems is available on ISED Canada's Spectrum Management and Telecommunications website: <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/home>





## Conclusion

Reliable wireless communication services are a key element of economic development across Canada. These services facilitate the growth of local economies by providing easy access to information and connectivity for residents and businesses alike. Access to modern communication networks is an increasing necessity along with other utilities, in both urban and rural communities.

As people rely more on wireless devices such as smartphones, tablets and laptops for business and personal use, new towers are required to ensure high quality voice and data services are consistently available.

In addition to meeting consumer and business needs, reliable wireless networks are also critical to ensuring accessibility to emergency services such as fire, police, and ambulance. Wireless communication products and services used daily by police, EMS and firefighters and other first responders, are an integral part of Canada's safety infrastructure.

SLI Towers Inc. attests that the proposed tower will address deficiencies in wireless network coverage and capacity, and minimizes the impact on surrounding land uses, since the collocation of multiple providers on the tower will eliminate the need for any additional tower infrastructure in the area.

SLI Towers Inc. looks forward to working with the Fraser Valley Regional District to help improve wireless services in the municipality. If you require further information about this proposal, please contact us anytime.

Best regards,

**SLI Towers Inc.**

[municipal@slitowers.ca](mailto:municipal@slitowers.ca)

[slitowers.ca](http://slitowers.ca)

Exhibit A: Photo Simulation



*(An image of the tower superimposed on an artist's rendering is shown to demonstrate the type of tower. The rendering does not depict the proposed location.)*

Exhibit B: Sketch with Proposed Leased Area

